



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

SEPTEMBER 24, 2018

9:30

Calendar No. 18-192:

1322 W. 65 Street

Ward 15

Matt Zone

18 Notices

Peter & Heather McLaughlin, owners, propose to erect a 20' x 49' two story single family residence with a 20' x 20' detached frame garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(B) which states that the building height is approximately 25'-9" thus no Interior Side yard shall be less than $\frac{1}{4}$ the height of the building or in this case 6.47' and the owner is proposing 5'.
2. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot and the proposed distance to a main building is 9'-9".
3. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit.(Filed August 30, 2018)

9:30

Calendar No. 18-194:

6708 Wakefield Ave.

Ward 15

Matt Zone

Kristina Reisz proposes to erect a new 2.5 story, 1,800 square foot single family house with a detached three car garage on a 4,881 square foot City of Cleveland Land Bank Lot in a B1 Two-Family Residential District. The applicant appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(B) which states that in a Two-Family District no interior side yard shall be less than five (5) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth ($\frac{1}{4}$) the height of the main building on the premises. The required side yard is 8'-8" and a 5' side yard is proposed.
2. Section 337.23(a)(6)(A) which states that in a dwelling house district the floor area of a private garage erected as an accessory building shall not exceed six hundred fifty (650) square feet unless the lot area exceeds four thousand eight hundred (4,800) square feet in which event the floor area may be increased in the ratio of one (1) square foot for each twelve (12) square feet of additional lot area. The permitted square footage of the proposed accessory is 656.75 square feet and the proposed three car garage is 775 square feet.
3. Section 337.23 (a) which states that an accessory building shall be located a minimum of 18" from all property lines and at least ten feet from any main building on adjoining lot. The proposed garage is 6" to the property line. (Measurement taken from gutter board.)

4. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed August 31, 2018)

POSTPONED FROM AUGUST 20, 2018

9:30

Calendar No. 18-166:

1963 W. 47 St.

Ward 3

Kerry McCormack

12 Notices

Spiegelrl Ohio, LLC., owner, proposes to erect a 2,113 square foot single family house with a detached garage on a 4,224 square foot lot in a B1 Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the minimum lot width for a single family dwelling in "B" area districts is 40 feet and a 32 foot wide lot is proposed. This section also states that a minimum lot area of 4,800 square feet is required for a single family dwelling and a lot area of 4,224 square feet is proposed.
2. Section 357.09(b)(2)(B) which states that in a Two Family District no interior side yard, shall be less than five (5) feet in width for a corner lot , nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building in on the premises. The required side yard is 7'-9" and a 7'-0" side yard is proposed.
3. Section 357.13(b)(4) which states that front yard, open porticos or porches (deck) shall not project more than six (6) feet. Proposed deck projects 11'-0" into the front yard setback.
4. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed July 20, 2018-No Testimony) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE CITY TO ALLOW FOR TIME FOR DESIGN REVIEW.*

POSTPONED FROM SEPTEMBER 4, 2018

9:30

Calendar No. 18-175:

6050 Truscon Ave.

Ward 5

Phyllis E. Cleveland

13 Notices

Madprop, LLC., owner, proposes to install a 10 foot tall, battery powered, low voltage (12V,DC), perimeter security system (electric fence) to be located inside of existing chain link fence around a 327,061 square foot lot in a B3 General Industry District. The owner appeals for relief from the strict application of section 358.05(a)(2) of the Cleveland Codified Ordinances which states that a fence in the actual front yard and in the actual side street yard shall not exceed six feet in height. (Filed August 7, 2018-No Testimony) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT.*

POSTPONED FROM AUGUST 20, 2018

9:30

Calendar No. 18-153:

4610 Clinton Ave.

Ward 3

Kerry McCormack

14 Notices

Cleveland Bricks, owner, proposes to build a new three story single family residential home on a newly proposed 4,450 square foot lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 342.01(b) which states that the maximum height permitted is 35 feet and the appellant is proposing 37 feet.
2. Section 355.04 which states that the minimum lot area required is 4,800 square feet for a single family residence and a 4,450 square foot lot is proposed. This section also states that the maximum gross floor area allowed is 2,225 square feet and the proposed gross floor area is 2,840 square feet.
3. Section 357.09(b)(2)(A) which states that the required aggregate width of side yards is 18.75 feet and the proposed aggregate side yards are 11 feet. This section also states that no building shall be erected less than ten feet from a main building on an adjoining lot; an existing residence is approximately 7 ½ from the proposed new building.
4. Section 357.13(b)(4) which states that an open porch projecting not more than six (6) feet is a permitted front yard encroachment; proposed porch dimensions are 8' x 19'. (Filed June 29 2018-No Testimony) *SECOND POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT TO ALLOW FOR TIME FOR BLOCK CLUB REVIEW. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE LANDMARKS COMMISSION TO ALLOW FOR TIME FOR REVIEW.*

9:30

Calendar No. 18-154:

4608 Clinton Ave.

Ward 3

Kerry McCormack

14 Notices

Cleveland Bricks, owner, proposes to renovate a single family residence on a newly proposed 2200 square foot lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04 which states that one parking space on premises is required for one family residence; there is no access from the right-of-way to proposed parking spaces and access easement is proposed.
2. Section 355.04 which states that the minimum lot area required is 4800 square feet for a one family residence and a 2200 square foot lot is proposed.
3. Section 355.04 which states that the maximum gross floor area allowed is 1200 square feet and the proposed gross floor area is 1460 square feet. (Filed June 29, 2018-No Testimony) *SECOND POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT TO ALLOW FOR TIME FOR BLOCK CLUB REVIEW. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE LANDMARKS COMMISSION TO ALLOW FOR TIME FOR REVIEW.*